

CARLOS AVERY ESTATES

Columbus Township
County of Anoka
Section 29, T.32, R.22
Section 31, T.32, R.22
Section 32, T.32, R.22

KNOW ALL MEN BY THESE PRESENTS: That Royal Oaks Realty, Inc., a Minnesota corporation, fee owner of the following described property situated in the State of Minnesota, County of Anoka, to wit:

The Southwest Quarter of the Southwest Quarter of Section 29, Township 32, Range 22, Anoka County, Minnesota.

The Northwest Quarter of the Northwest Quarter and the North Half of the Southwest Quarter of the Northwest Quarter of Section 32, Township 32, Range 22, Anoka County, Minnesota.

The Southeast Quarter of the Northeast Quarter and East Half of the Northeast Quarter of the Northeast Quarter of Section 31, Township 32, Range 22, Anoka County, Minnesota EXCEPT the following described property:

That part of the Southeast Quarter of the Northeast Quarter and the East Half of the Northeast Quarter of the Northeast Quarter of Section 31, Township 32, Range 22, Anoka County, Minnesota described as beginning at the northwest corner of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 24 minutes 55 seconds East, assumed bearing, along the north line of said Southeast Quarter of the Northeast Quarter a distance of 659.99 feet to the southwest corner of said East Half of the Northeast Quarter of the Northeast Quarter; thence North 00 degrees 33 minutes 41 seconds East along the west line of said East Half of the Northeast Quarter of the Northeast Quarter a distance of 250.14 feet; thence South 82 degrees 33 minutes 32 seconds East a distance of 664.87 feet to the east line of said East Half of the Northeast Quarter of the Northeast Quarter; thence South 00 degrees 35 minutes 26 seconds West along the east line of the Northeast Quarter of said Section 31 a distance of 742.84 feet; thence North 89 degrees 28 minutes 03 seconds West 1319.41 feet to the west line of said Southeast Quarter of the Northeast Quarter; thence North 00 degrees 31 minutes 57 seconds East along said west line a distance of 573.27 feet to the point of beginning of the property described.

Has caused the same to be surveyed and platted as CARLOS AVERY ESTATES and does hereby donate and dedicate to the public for public use forever the Avenue and Streets as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only.

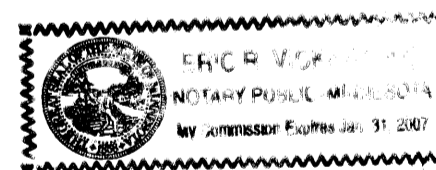
In witness whereof, said Royal Oaks Realty, Inc., a Minnesota corporation has caused these presents to be signed by its proper officer this 1st day of June, 2004.

ROYAL OAKS REALTY, INC.

By Marcel Eibensteiner
Marcel Eibensteiner as President of Royal Oaks Realty, Inc.

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing instrument was acknowledged before me this 10th day of JUNE, 2004, by Marcel Eibensteiner as President of Royal Oaks Realty, Inc., a Minnesota corporation, on behalf of the corporation.

Eric R. Vitzgum
Notary Public, ANOKA County, Minnesota
My Commission Expires January 31, 2007

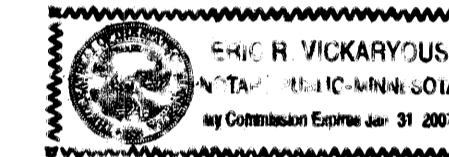


I hereby certify that I have surveyed and platted the property described on this plat as CARLOS AVERY ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on said plat and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown on said plat.

Daniel W. Obermiller
Daniel W. Obermiller, Land Surveyor
Minnesota Registration No. 25341

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing Surveyors Certificate was acknowledged before me this 10th day of JUNE, 2004, by Daniel W. Obermiller, Minnesota Registration No. 25341.

Eric R. Vitzgum
Notary Public, ANOKA County, Minnesota
My Commission Expires January 31, 2007



This plat of CARLOS AVERY ESTATES was approved by the Township Board of Columbus, Minnesota at a regular meeting thereof held this 28th day of JULY, 2004, and if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the Township or the prescribed 30 day period has elapsed without receipt of such comments and recommendations as provided by Minnesota Statutes, Section 505.03, Subd. 2.

Mel Mettler Chairman
Suzanne Q. Mueller Town Clerk

This plat has been checked and approved this 12th day of October, 2004.

By Larry D. Hoium by Charles F. Getzen, Deputy
Anoka County Surveyor

Recommended for approval this 26th day of October, 2004.

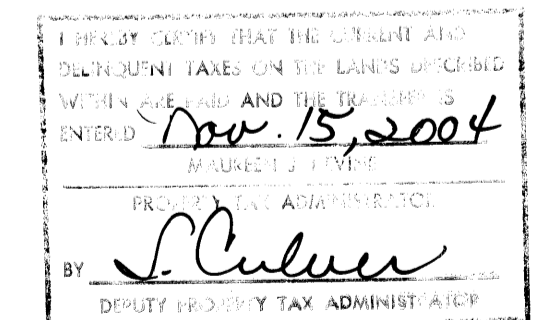
By Debra Hill
Anoka County Highway Engineer

This plat was approved and accepted by the Board of County Commissioners of the County of Anoka, State of Minnesota, at a regular meeting thereof held this 26th day of OCTOBER, 2004.

James A. Kardick Vice-Chairman
John Jay McInden County Administrator

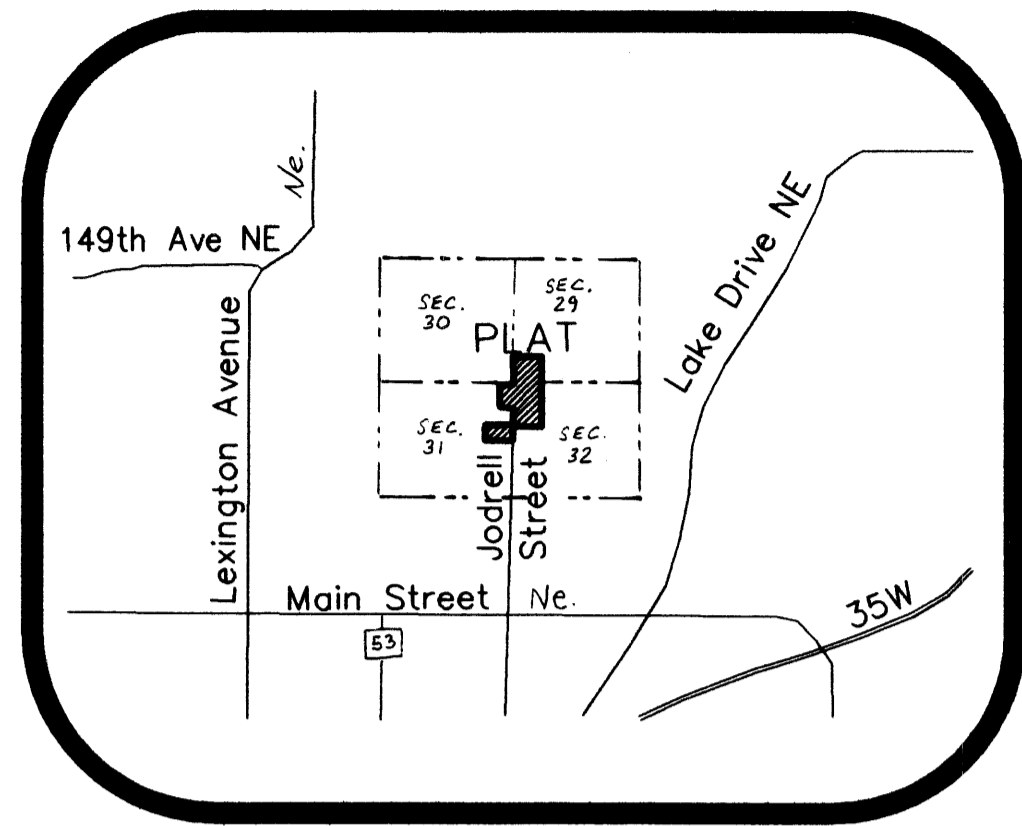
This plat was approved as to form and execution on this 12th day of Nov., 2004.

By Anthony C. Blumbo
Anoka County Attorney



1970616.001 Abstract
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was duly recorded in this office for record on the 15th Nov A.D., 2004.
1:55 PM
in book 68 of Abs page 25
Maureen J Devine
County Recorder
By DLA

OFFICIAL PLAT



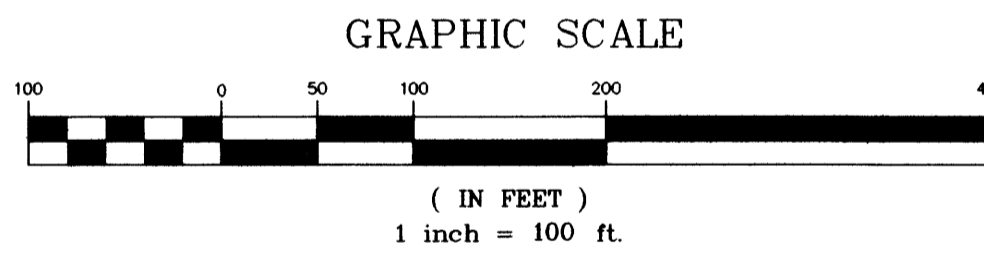
No Scale
VICINITY MAP

LEGEND

- DENOTES FOUND IRON MONUMENT AS SHOWN
- DENOTES 1/2" X 18" IRON PIPE MARKED BY RLS 25341 TO BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT.
- ⊙ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- - - DENOTES EDGE OF WETLAND
- ≡ DENOTES WETLAND

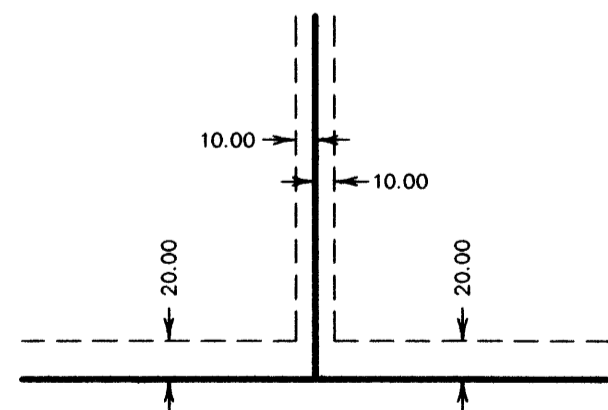
FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 32, RANGE 22, IS ASSUMED TO HAVE A BEARING OF S89°24'55"E.

NORTH



TYPICAL EASEMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING SIDE AND REAR LOT LINES AND BEING 20 FEET IN WIDTH AND ADJOINING STREET UNLESS OTHERWISE SHOWN ON THIS PLAT.

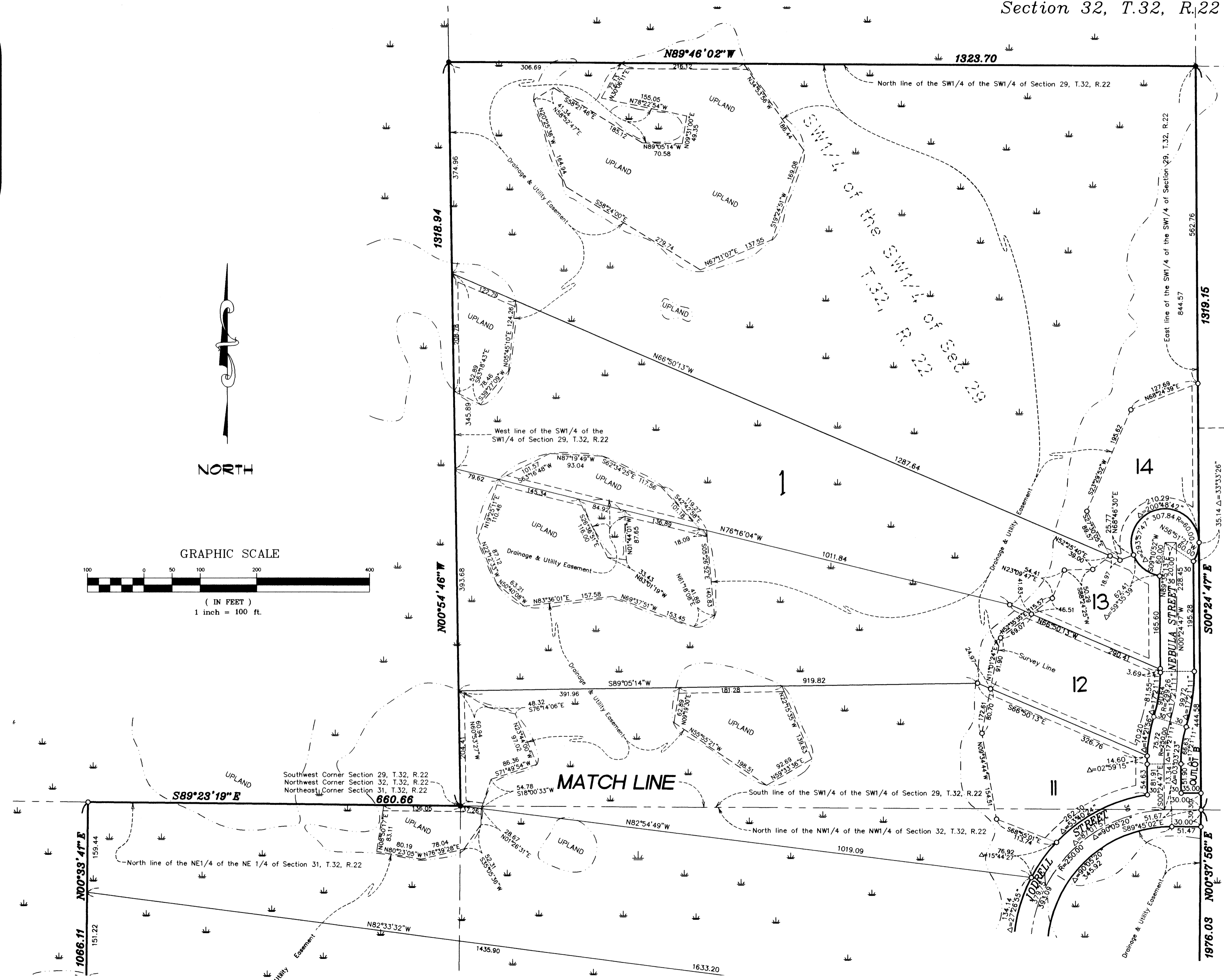
E. G. RUD & SONS, INC.
Land Surveyors



CARLOS AVERY ESTATES

BK. 18 of Anok. pg. 26

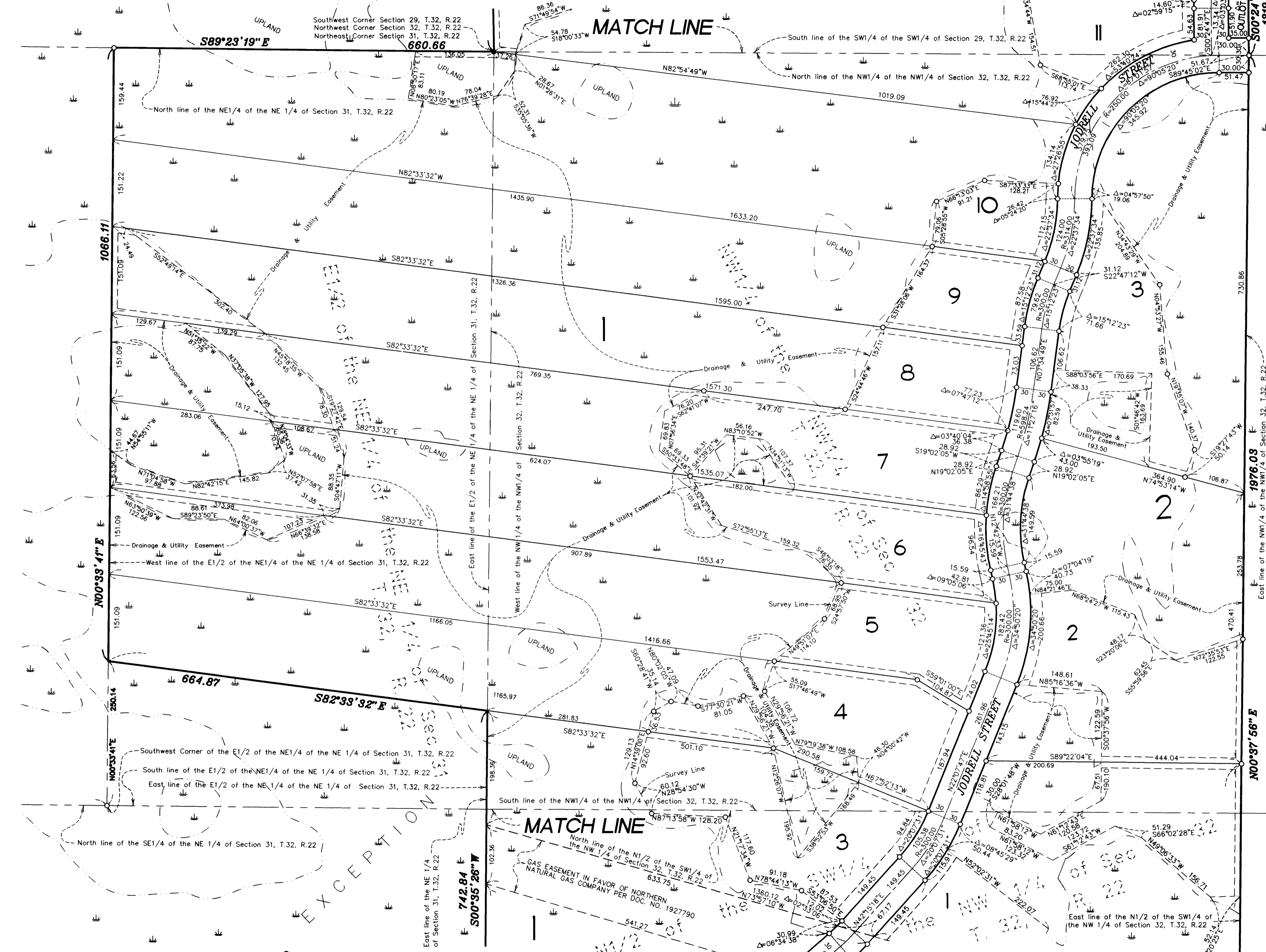
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CARLOS AVERY ESTATES

BK. 08 of Abst. pg. 25

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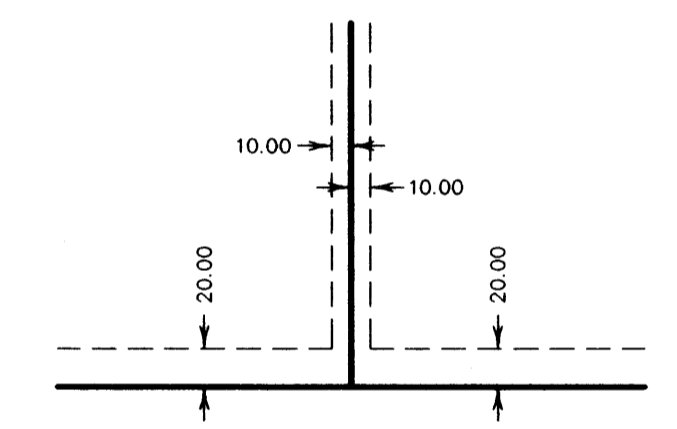
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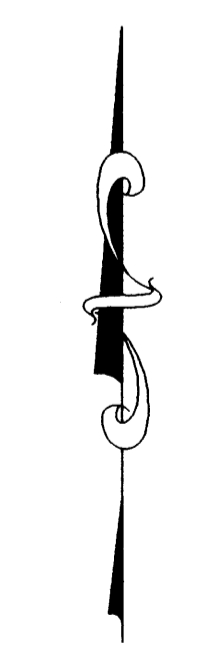
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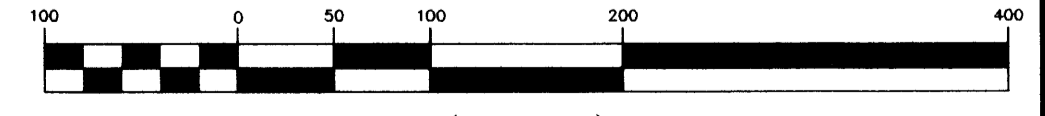


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NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

E. G. RUD & BONS, INC.
Land Surveyors



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21.1.2018 RLS 9878

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